



A G E N D A
OCONEE COUNTY COUNCIL
SPECIAL WORKSHOP MEETING
with the PLANNING COMMISSION
Thursday, January 17, 2019
6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

1. Call to Order
2. Discussion regarding Comprehensive Plan
3. Adjourn

Oconee County Council & Committee meeting schedules and agendas
are posted at the Oconee County Administration Building
and are available on the County Council Website www.oconeesc.com/council.html
[All upcoming meetings will be held in Council Chambers unless otherwise noted]

This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Agenda

Presentation

- Project scope
- Process
- Timeline
- Planning considerations
- Developing goals and objectives
- Staff role
- Planning Commission role
- County Council role
- Using the plan

Memorandum



Oconee County Comprehensive Plan *Update*

Joint Meeting with Planning Commission
and County Council

January 17, 2019, 6 PM

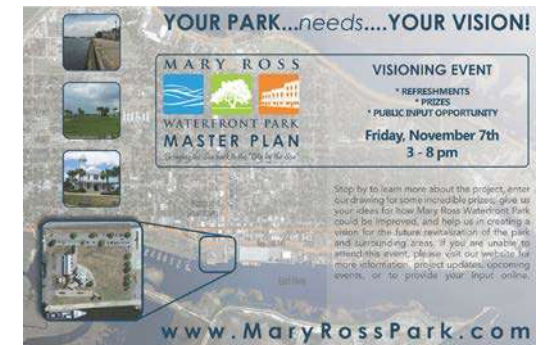


The Matheny-Burns Group
Planning, Grants, Resource Development

WHO WE ARE

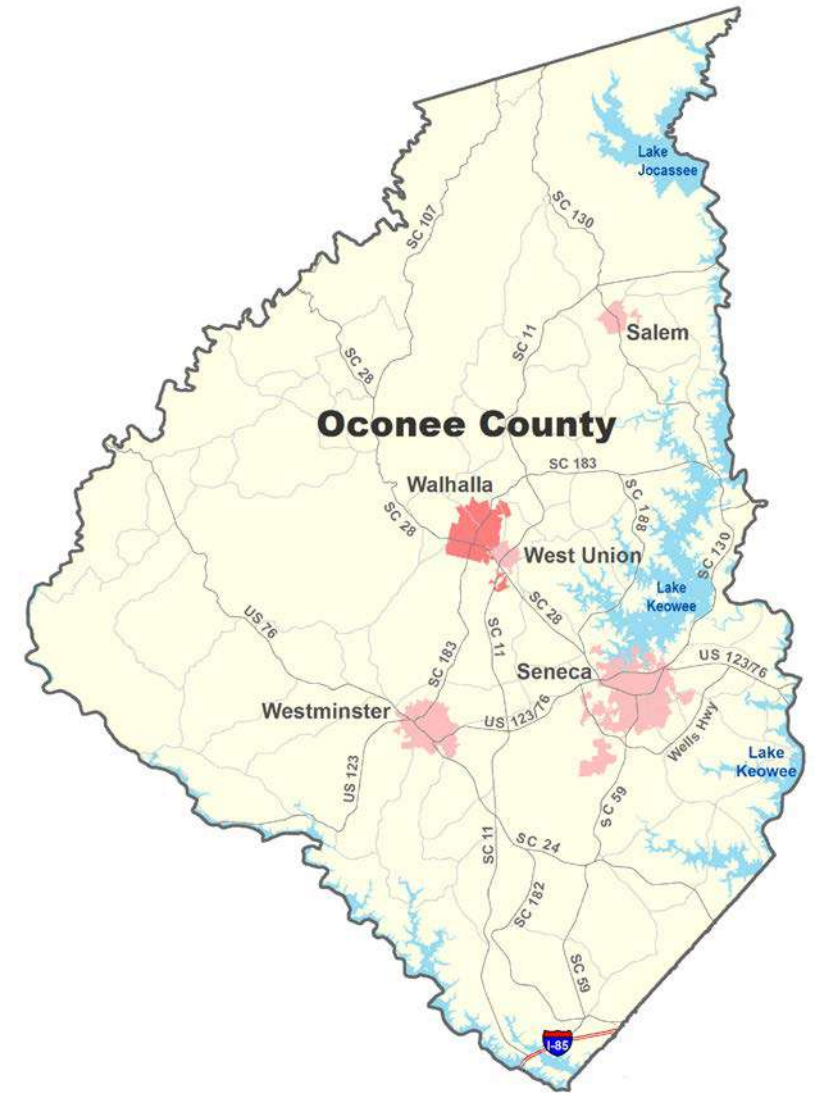
WHAT WE VALUE

- A Total Team Environment
- Open and Honest Collaboration
- True Customization of Processes and Products
- Results

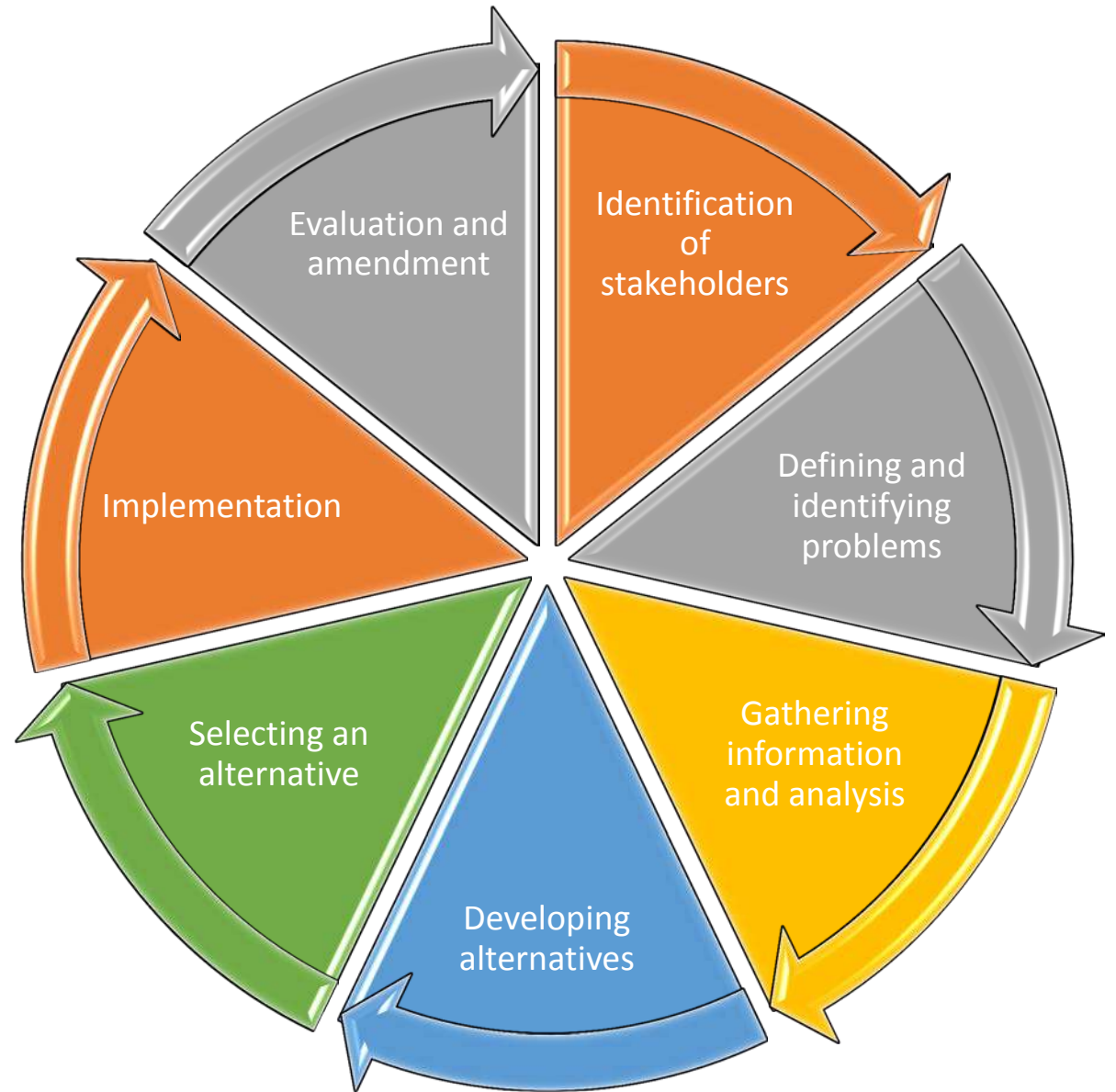


PROJECT SCOPE

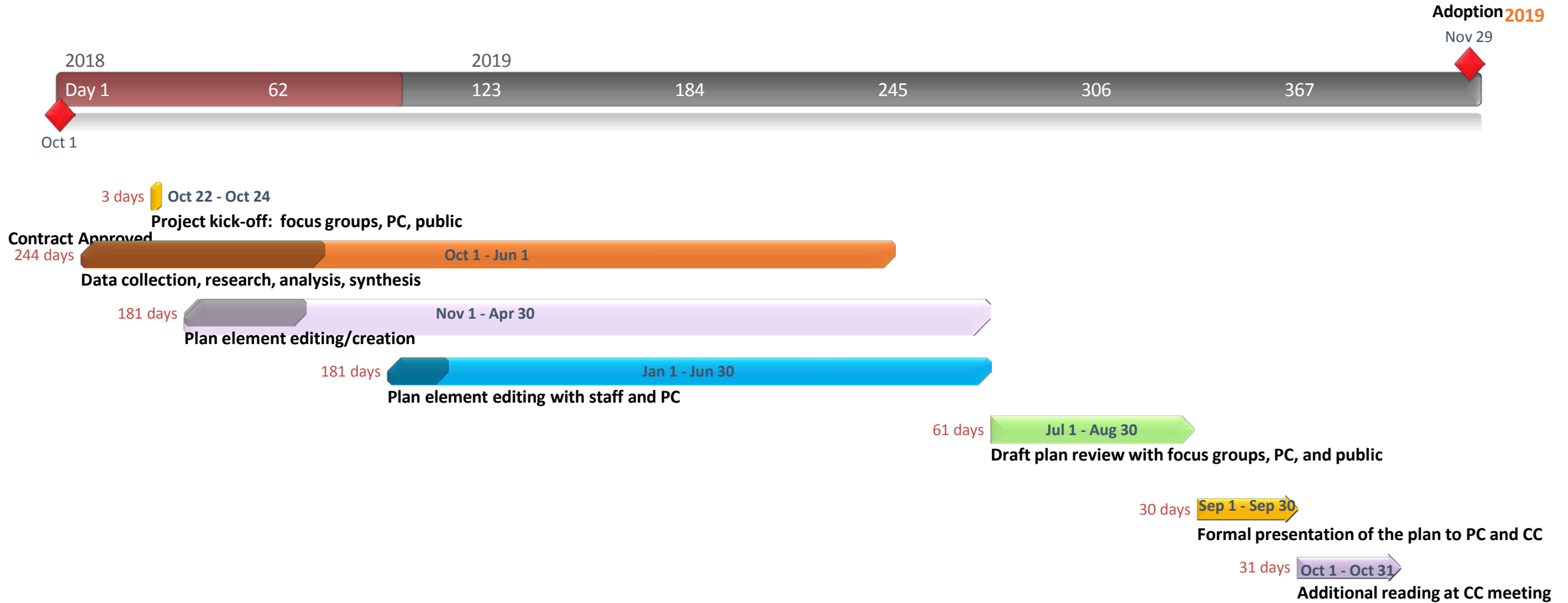
- Provide professional services to help you update your plan consistent with S.C. Law
- Facilitate public meetings and meetings with focus groups to solicit input on the plan update
- Update maps, data, and text as needed within the current plan framework
- Work closely with staff to make sure changes are acceptable, consistent, and implementable
- Prepare and provide Comprehensive Plan draft to Planning Commission and County Council for review and adoption



The Planning Process



COMPREHENSIVE PLAN UPDATE—WORKING SCHEDULE



Why Do a Comprehensive Plan?

Required by *SC Comprehensive Planning
Enabling Act of 1994*

1994 Act consolidated previous enabling acts that authorized local governments to create and maintain comprehensive planning process

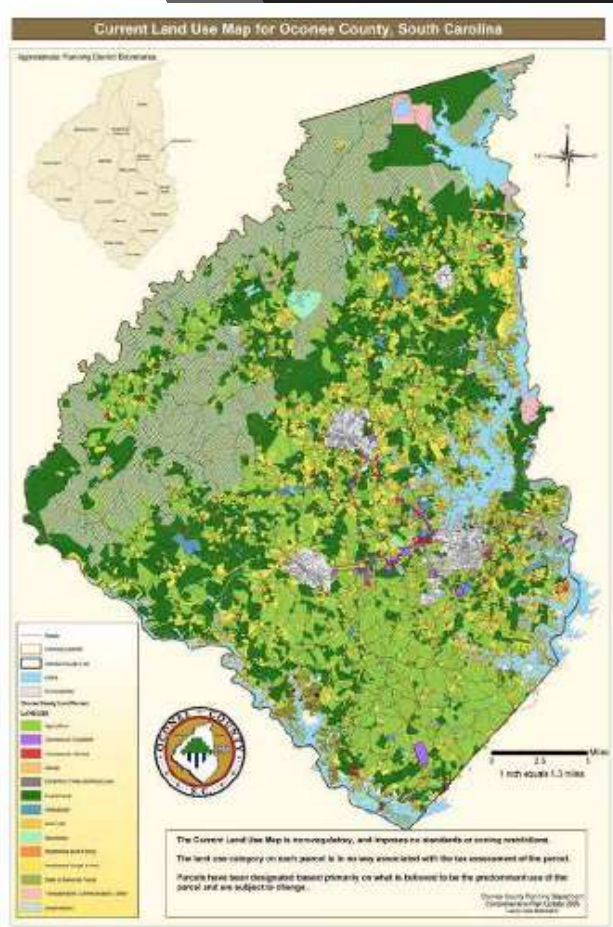
Jurisdictions with planning programs had to comply with Act provisions by end of 1999

Must review every 5 years; update every 10

Planning Considerations

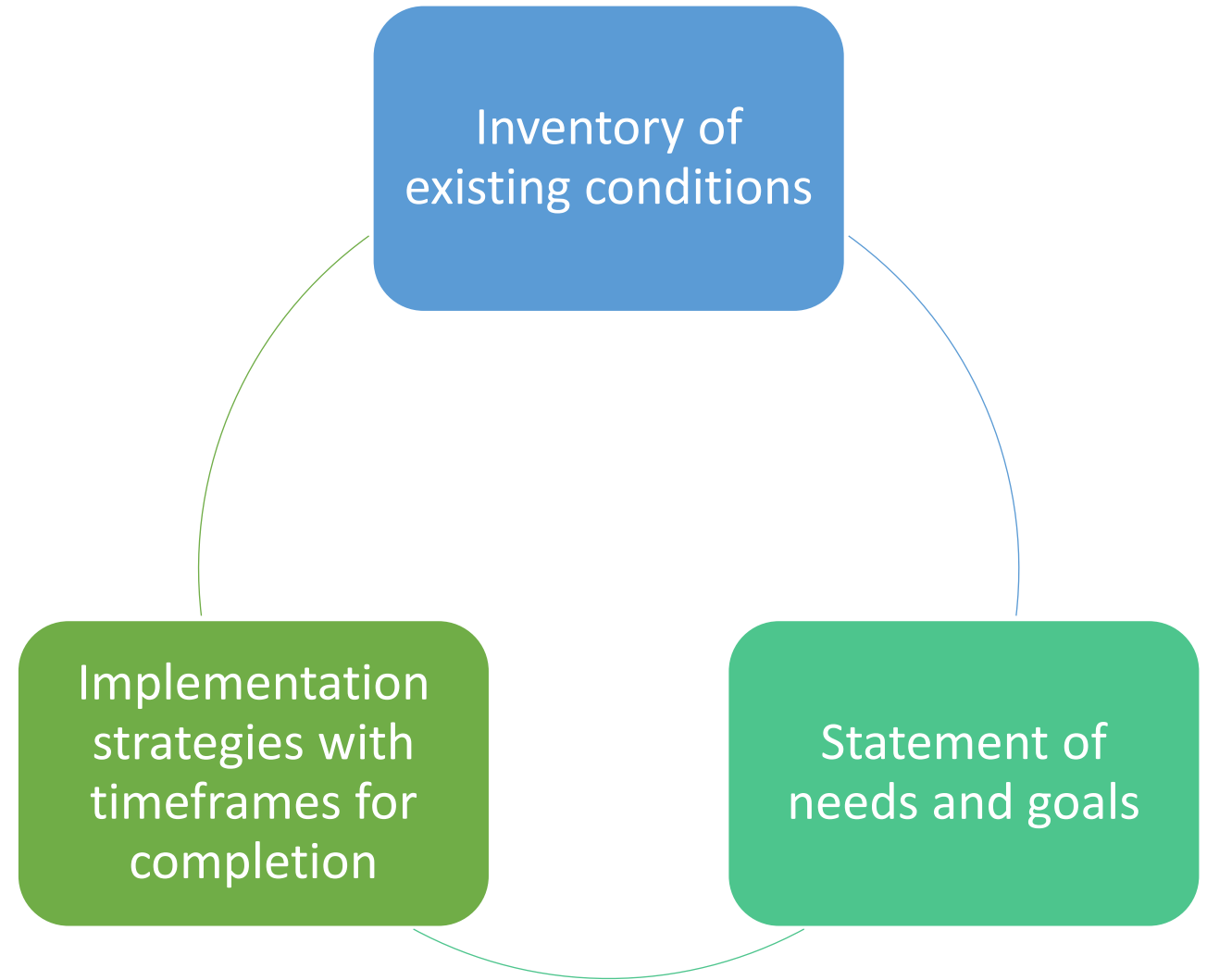
- Application of legal principles
- Budgets and financing options
- S.C. enabling legislation requirements
- GIS/spatial analysis
- Data/information gathering and analysis
- Policy analysis
 - Ability to implement
- Schedules
- Intergovernmental relationships
- Project management
- Public/private balance

Required Plan Elements



- Population
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Economic Development
- Land Use
- Transportation
- Priority Investment
- Other elements can be added: Implementation, Agriculture, etc.

What is
Required for
each
Element?





Development of Goals and Objectives

- **Goals** – broad based ideals which are intended to guide the future of the community
- **Objectives** – more specific elaboration of the goals which provide a sense of direction
- Goals and objectives together outline the framework for the Comprehensive Plan
- Basis for detailed implementation strategies

Example Page

compiled into three-year and five-year estimates, with the five year compilation considered to be the most accurate depiction of the data. While the main function of the decennial Census is to provide population counts for Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population.

Oconee County ranks as South Carolina's 18th largest county in population with an estimated 2016 population of 75,375 residents (2012-2016 ACS). Table 2-2 provides comparative data on population growth in the County, the Appalachian Council of Governments Region, and the State by decade since 1970. Oconee County population gains have narrowed with each passing decade, with growth rates ranging from a high of 19.4% from 1970 to 1980 to only 12.2% from 2000 to 2010. However, the County's growth rate in the most recent decade ranked 16th highest among the State's 46 counties. The countywide growth rate during the 40-year period from 1970 to 2010 was higher than that of both the Region and the State at 82.4%. Figure 2-1 illustrates population trends for the County, Region, and State from 1970 to 2010.

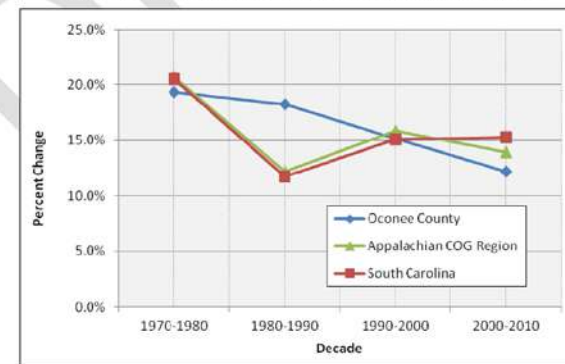
Table 2-2. Population Change by Decade, 1970 to 2010

Year	Oconee County		Appalachian COG Region		South Carolina	
	Total	% Change*	Total	% Change*	Total	% Change*
1970	40,728	--	656,219	--	2,590,516	--
1980	48,611	19.4%	791,895	20.7%	3,121,820	20.5%
1990	57,494	18.3%	888,057	12.1%	3,486,703	11.7%
2000	66,215	15.2%	1,028,656	15.8%	4,012,012	15.1%
2010	74,273	12.2%	1,171,497	13.9%	4,625,364	15.3%
Change 1970-2010	33,545	82.4%	515,278	78.5%	2,034,848	78.5%

* Percentage change from previous time period

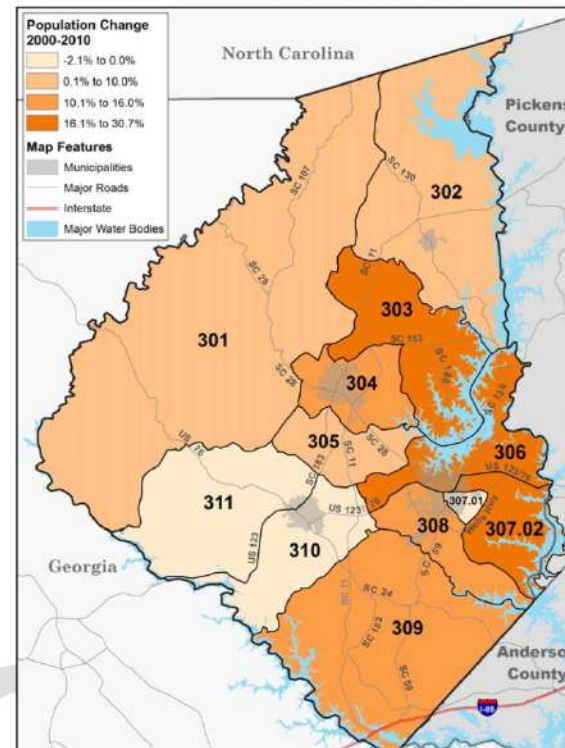
Sources: U.S. Census Bureau, Decennial Census, 1970 through 2010;
S.C. Revenue and Fiscal Affairs Office, S.C. Statistical Abstract, 2018

Figure 2-1. Population Change by Decade, 1970 to 2010



Example Map

Map 2-2. Population Change by Census Tract 2000 to 2010*



*Based on 2000 Census Tract Boundaries
Source: U.S. Census Bureau, 2000 and 2010

D. DEMOGRAPHIC OUTLOOK

Oconee County posted an 18.3% growth rate between 1990 and 2000. The County's rate of population growth slowed to 15.2% from 2000 to 2010. The rate of increase continued to slow from 2010 to 2016 with a six-year growth rate of only 1.5% (1,102 residents).

The potential for future population growth may be fueled by continued single-family residential development in areas along the U.S. Highway 76/123 corridor between Seneca and Pickens County, in the areas surrounding the County's larger municipalities, in the areas near Interstate 85 that offer an easy commute to the Greenville Metro area, and in remaining undeveloped

Example GOIS

H. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Population element. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.		
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.		
Strategy 2.1.1.1. Monitor demographic patterns in the County and its municipalities to understand and respond to growth and the changing needs of residents, especially special populations.	Oconee County Service Providers	
Strategy 2.1.1.2. Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	Oconee County ACOG Neighboring Jurisdictions	
Objective 2.1.2. Encourage young adults and families to remain in Oconee County.		
Strategy 2.1.2.1. Continue to create economic opportunities for residents and potential residents through recruitment and retention of industries and businesses.	Oconee County Oconee Economic Alliance Upstate SC Alliance Chamber of Commerce	On-going
Strategy 2.1.2.2. Continue to develop and promote policies and programs that improve economic opportunity for residents and potential residents.	Oconee County Municipalities	On-going
Strategy 2.1.2.3. Seek opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	Oconee County Municipalities	
Strategy 2.1.2.4. Work with the Oconee County School District, private schools, and Tri County Technical College to continue to improve educational quality and access to advanced training opportunities.	Oconee County School District of Oconee County (School District) Private Schools Tri County Technical College	
Objective 2.1.3. Assess and seek to address the needs of the County's special populations.		
Strategy 2.1.3.1. Seek partnerships to assess the unmet needs of special populations and develop strategies and leverage resources to address these needs.	Oconee County Municipalities State and Local Agencies Non-profits Interfaith Ministries	On-going
Strategy 2.1.3.2. Encourage participation by appropriate local service agencies and organizations in the Upstate Consortium Continuum of Care through the annual Point in Time Homeless Count and explore efforts to prevent and eliminate homelessness and provide needed services for the County's homeless population.	Oconee County Municipalities Oconee County United Way Local Service Agencies and Organizations Faith-based Organizations	On-going
Strategy 2.1.3.3. Reduce language barriers in the provision of health care, public safety, and other public services to all Oconee County residents.	Oconee County Municipalities Health Providers Other Public Service Providers	
Strategy 2.1.3.4. Assess measures to accommodate the needs of the County's aging population in areas such as signage, lighting, and transportation options.	Oconee County Municipalities CAT Bus Service	





Staff Role

Serve as an integral part of the team

Provide data, information, and graphics as needed

Review each plan element and its components and provide edits as needed

Present plan elements to the PC, focus groups, and public as needed

Coordinate and consolidate feedback



PC Role

Provide guidance and direction

Review each plan element and its components and provide edits as needed

Pay particular attention to goals, objectives, and strategies

Focus on content

Formally recommend the draft to the CC



CC Role

Authorize the project and provide funding

Review each plan element and its components and provide edits as needed

Pay particular attention to goals, objectives, and strategies

Focus on content

Formally adopt the plan

Development, Review, and Adoption Process

Consultants work closely with Staff to gather background information, conduct analyses, develop elements, review drafts, make edits, and produce final drafts for review by Planning Commission and County Council

Review by Planning Commission

Edits made per Planning Commission

Planning Commission recommends Comprehensive Plan to County Council for adoption

County Council reviews and requests edits

Council edits made by Consultants

Public hearing held on Comprehensive Plan draft

council adopts by ordinance

Using the Plan

- How do you use the plan now?
- How do you want to use the plan in the future?
- What can we do to make that happen?



A dark blue, irregularly shaped graphic with a splatter effect, resembling a watercolor blot or ink splash. The shape is roughly circular but has jagged, feathered edges. The word "Questions?" is written in a clean, white, sans-serif font in the center of the dark area. The background is white with scattered blue and grey speckles, suggesting a splatter or ink effect.

Questions?

Contact Information

- **Questions or comments about the Comprehensive Plan Process?**
 - Adam Chapman, Oconee County Zoning Administrator
 - 864-364-5103
 - achapman@oconeesc.com

MEMORANDUM

Date: January 2, 2019
To: Oconee County Planning Commission Members
From: Carol Rhea, Cheryl Matheny, Adam Chapman
Subject: Comprehensive Planning in South Carolina

To help explain the content of and our approach to the update of the *Oconee County Comprehensive Plan*, we have compiled the following information for your review. We will be happy to discuss this more fully as needed at the joint meeting scheduled for January 17th.

Project Scope

Oconee County requested and funded an update of its current comprehensive plan by the Planning Consultant team. This includes update and analysis of relevant data and graphics; explanatory text as needed; and refining goals, objectives, and strategies as requested or indicated by public and interest group input. The current plan includes all nine elements required by state law, which will be updated during this process. The new plan will also include a non-required but requested element addressing agriculture and food systems. As part of the scope, the consulting team is contracted to provide up to five on-site engagement/presentation meetings. The first trip occurred in October. The second trip will occur January 17-18. The remaining three trips will be planned and scheduled to address project needs as we progress towards adoption.

Some Planning Commission members have expressed concern over the length of the current plan as well as the draft population element, preferring a streamlined, simplified plan that is much shorter and less data dense. While we certainly understand this viewpoint, a totally redesigned plan format would exceed the scope of the project. More importantly, greatly reducing plan content, especially required data, would in our opinion not comply with state law.

South Carolina Comprehensive Planning Enabling Act - Local Government Requirements

South Carolina is one of a few states in the nation that mandates comprehensive planning. Article 3 of Title 6 sets forth the basics of the planning process as well as the minimum content plans must contain to be compliant. Each of the required elements is set forth in detail in Section 6-29-510(D) and is copied below verbatim (bold emphasis added) for your information and review.

- (1) a **population** element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
- (2) an **economic development** element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
- (3) a **natural resources** element which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (4) a **cultural resources** element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other

cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;

(5) a **community facilities** element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;

(6) a **housing** element which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes;

(7) a **land use** element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;

(8) a **transportation** element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development;

(9) a **priority investment** element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

Keep in mind that these are minimum requirements. Where supporting data is needed for your goals, objectives, or implementation strategies not specifically required by the S.C. Planning Enabling Act, that data must be added as well.

The Schedule

The process and schedule developed for this project provides opportunities for public input, interest group feedback, and Planning Commission review and anticipates an approved, updated plan by the statutory deadline. While some amount of unanticipated delay can be absorbed in this schedule, excessive delay could easily push us past that deadline. With your help, we will work hard to prevent that from happening.

The Planning Commission's Role

In addition to all other duties authorized by state law and assigned by the County Council, the Planning Commission has the responsibility—and we think honor, to lead the comprehensive planning process. This is no small task. Your commission has also decided to serve as the primary review body for all plan elements. In many communities that duty is assigned to a separate steering committee or individual committees assigned to each of the plan elements. This means that for this project, the Planning Commission is the only assigned group of reviewers and editors beyond staff and the consultants. That is quite a big task on top of all your other responsibilities and duties. We appreciate how difficult this task is and offer a suggested approach for your review. First, we encourage you to read all the content for each element and suggest edits as needed. However, we know that is often not possible given the amount of material contained within each element. If you are struggling to get through a full review of each element, consider the following suggestions.

1. Start with the goals, objectives, and implementation strategies section of each element. All the material that precedes that section exists to support it and is often mandated by state law expressly or by implication. Once you have a good grasp of the goals, objectives, and strategies, go back and skim the data and text as you are able - especially if you don't understand why a particular strategy is needed. The goals, objectives, and implementation strategies section of the plan is truly unique to Oconee County. State law does not mandate the content in this part of the plan, so you are free to shape it to suit the unique needs of Oconee County. Because, as noted, the goals, objectives, and implementation strategies dictate to a good degree the remaining content of each element, the Planning Commission is encouraged to review those parts of the existing plan in advance of your review of each new element and let us know where changes are needed. To assist you and the team, staff completed a recent review indicating the goals, objectives and implementation strategies that have been accomplished and those that are no longer relevant.
2. Focus on content. Although we appreciate any help we can get with copyediting, the most important aspect of the plan is the content.
3. Flag anything you don't understand, or think may be incorrect. We do our best to fact-check and proof, but in a complex document sometimes typos are missed, conflicting info may be provided from different sources, or we may not be provided information about the community needed to challenge some of the data that we find or receive. Your help with making sure that the document is accurate and free from distracting mistakes will be greatly appreciated!

When all of draft elements are complete, we will compile all implementation material into a concluding element.

Katie Smith

From: Katie Smith
Sent: Thursday, December 13, 2018 1:19 PM
To: 'classadmgr@upstatetoday.com'
Subject: RE: Classified Ad# 26122 Confirmation

Looks good; thanks!

Katie D. Smith
Clerk to Council
415 S. Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]

From: classadmgr@upstatetoday.com [<mailto:classadmgr@upstatetoday.com>]
Sent: Thursday, December 13, 2018 12:58 PM
To: Katie Smith
Subject: Classified Ad# 26122 Confirmation

Please let me know if you approve this ad to run in the legals section of tomorrows edition of The Journal. If approval is not received, this ad will not publish. Thank you, Kelsie Beebe

Oconee Publishing

dba THE JOURNAL

Classified Advertisi

OCONEE COUNTY COUNCIL
415 S PINE ST
WALHALLA, SC 29691

Acct#:63488
Ad#:26122
Phone#:864-718-1023
Date:12/13/2018

Salesperson: KBEEBE

Classification: Legals

Ad Size: 1.0 x 1.000

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	12/14/2018	12/14/2018	1	12.85	12.85
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
12/13/2018	26122	BILLED ACCOUNT

Total Amount: 17.85

Amount Due: 17.85

Comments: NOTICE OF SPECIAL WORKSHOP MEETING - JANUARY 17, 2019

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

PUBLIC NOTICE

The Oconee County Council will hold a special workshop meeting with the Oconee County Planning Commission at 6pm, Thursday, January 17, 2019 in the Council Chambers at the Oconee Administrative Offices located at 415 South Pine Street, Walthalla, SC 29691 to discuss the comprehensive plan

Katie Smith

From: Katie Smith
Sent: Wednesday, December 12, 2018 4:20 PM
To: 'classadmgr@upstatetoday.com'
Cc: Katie Smith
Subject: Legal Ad Request

Please run in the next edition of your publication. Please respond to the email to confirm receipt.

“The Oconee County Council will hold a special workshop meeting with the Oconee County Planning Commission at 6pm, Thursday, January 17, 2019 in the Council Chambers at the Oconee Administrative Offices located at 415 South Pine Street, Walhalla, SC 29691 to discuss the comprehensive plan.”

Please confirm receipt of this email by way of reply.

Best Regards,
Katie

Katie D. Smith
Clerk to Council
415 S. Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]

LEGAL NOTICES

LEGALS

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RESIDENTIAL LEASE AGREEMENT BETWEEN OONEE COUNTY AS LESSOR AND KENT CROOKS AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED AT 207 CROOKS ROAD, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

LEGAL NOTICES

LEGALS

PUBLIC NOTICE
The Oconee County Council meeting scheduled for 6pm, Tuesday, December 18, 2018 has been CANCELLED.

PUBLIC NOTICE
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LEGAL NOTICES

LEGALS

PUBLIC NOTICE
The Oconee County Council will hold a special meeting at 10:30 am, Wednesday, December 19, 2018 in the Council Chambers at the Oconee Administrative Offices located at 415 South Pine Street, Walhalla, SC 29691.

FIND IT IN THE CLASSIFIEDS!

OPEN HOUSE: SAT DEC 15TH 10AM-2PM
NEW CONSTRUCTION ON LAKE KEOWEE!



150 Knox Ldng Drive
Seneca, SC 29672
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\$889,000 | LISTING ID 20204142

Brand new construction on Lake Keowee! Open floor plan and two-level living. Master suite on both floors. A rare find – unrestricted!



Delane Graham
Realtor, Top Producer
(864) 324-1217 (Mobile)

From 188 take a right onto Knox Rd then left onto Knox Ldng Drive 150 will be on the right.

RE/MAX REALTY PROFESSIONALS LAKE KEOWEE
305 McCall Brothers Dr, Salem, SC 29676



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HIS WAY TREE SERVICE



• Tree Trimming
• Tree Topping

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: NOTICE OF SPECIAL WORKSHOP MEETING - JANUARY 17, 2019

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 12/14/2018 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

Hal Welch
General Manager

Subscribed and sworn to before me this
12/14/2018

Kelsie Beebe
Notary Public
State of South Carolina
My Commission Expires February 13, 2028

KELSIE BEEBE
Notary Public, State of South Carolina
My Commission Expires 2/13/2028